

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 26, 1974, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt, Hardwick,  
Linnell, Marzari, Massey, Rankin  
and Volrich

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor recognized the presence in the Council Chamber of students from the Van Horne Elementary School under the direction of their teacher, Ruth Hodge.

'IN CAMERA' MEETING

Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,  
SECONDED by Ald. Hardwick,  
THAT the Minutes of the Regular Council Meeting of November 12, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,  
SECONDED by Ald. Hardwick,  
THAT the Council resolve itself into Committee of the Whole,  
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Proposed Development Concept of the  
Shaughnessy Hospital Expansion

City Council on November 12, 1974, requested the B.C. Medical Centre to give a detailed report at this meeting on the proposed development concept of the Shaughnessy Hospital expansion.

Pursuant thereto, Mr. K.R. Weaver, President, B.C. Medical Centre and the architect of the development Mr. R. Blagborne, gave details of the conceptual development plan and by means of a slide presentation, elaborated on the facilities which are envisaged at this time, although, it was stressed that the scheme is subject to modification dependant upon the opinions of citizens and civic officials.

The delegation advised Council that it is planned to have the final concept design by mid January, and by mid July, finalize the master plan of the development.

cont'd....

REPORT REFERENCE (cont'd)

Proposed Development Concept of the  
Shaughnessy Hospital Expansion  
(continued)

Mr. Youngberg, representing the Planning Department, advised that his Department had commenced an impact study as the development affected the community, and advised Council of some preliminary conclusions involving the potential demand of office space related to the development and traffic and parking requirements to be generated by the development.

MANAGER'S, DEPARTMENT AND OTHER REPORTS

Langara

Mr. Pickstone, the Deputy Director of Planning, spoke in support of the Manager's report dated November 20, 1974, concerning the Langara Lands.

With the permission of Council, the following delegations were heard speaking against certain aspects of the Manager's report. Briefs were filed from each delegation.

- (a) Mr. Paul Pulle, Chairman of the Citizens Committee on Langara
- (b) Mrs. Helen Moran on behalf of golfers
- (c) Mrs. Leonore Freiman, Marpole-Oakridge Area Council.

The Manager's report of November 20th, covered topics on housing, other uses, golf course reconstruction, methods of disposal of certain lands and concluded with recommendations A to D submitted by the Director of Planning which were endorsed by the City Manager. Following consideration and after making certain amendments to the recommendations it was

MOVED by Ald. Harcourt,  
THAT

A. the Director of Planning be instructed to apply for rezoning of the lands as outlined on the plan attached as Appendix B to the Manager's report from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District, with the (CD-1) By-law restricting the development as follows:

1. Uses

- (a) Apartment buildings
- (b) Town houses
- (c) Retail stores catering to the day-to-day needs of residents of the local neighbourhood
- (d) Park or playground
- (e) Golf course
- (f) Recreational facility (Y.M.C.A.)
- (g) Comprehensive educational development (Vancouver City College)
- (h) Off-street parking and loading
- (i) Buildings or uses customarily accessory to the above uses.

cont'd....

Regular Council, November 26, 1974 . . . . . 3

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Langara (continued)

2. Floor Space Ratio

The Floor Space Ratio, including all ancillary use, not to exceed the following:

- (a) Family housing  
0.50
- (b) Senior citizens housing  
0.75
- (c) Housing for young marrieds  
0.75
- (d) Recreational facility (Y.M.C.A.)  
0.50

3. Height of Buildings

- (a) Housing (all categories)  
The height not to exceed three storeys
- (b) Recreational facility (Y.M.C.A.)  
The height of the building not to exceed 40 feet.

4. Other Conditions

All other conditions, as described in Appendix C of the Manager's report, shall be by resolution of Council and the application be referred direct to Public Hearing to be held approximately two months from November 26, 1974, after report by the Vancouver City Planning Commission.

- B. Council approve the procedures for disposal of the land as described in this report.
- C. the Director of Planning, the Director of Legal Services, and the Supervisor of Property & Insurance be instructed to draft the proposal call documents for the market housing prior to the Public Hearing.
- D. the Director of Planning, in consultation with the Park Board, the College Council, and relevant City departments, report back on:
  - 1. The provincial park;
  - 2. The disposition of all uses on the site;
  - 3. The matter of co-operative housing;
  - 4. The reconstruction of the golf course;
  - 5. The recommended sale price of each parcel.
- E. the Director of Planning negotiate the development of senior citizens housing with church groups in the South Vancouver area.

- CARRIED UNANIMOUSLY

(Appendix B and C Referred to  
are on file in the City Clerk's  
Office)

Regular Council, November 26, 1974 . . . . . 4

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

DEPARTMENT GENERAL REPORT  
NOVEMBER 22, 1974

Building & Planning Matters  
(November 22, 1974)

Block 288, D.L. 526: Bounded by Burrard  
and Pine Streets and 6th and 7th Avenues  
(Clause 3)

Council considered this Clause which referred to Block 288, D.L. 526 bounded by Burrard and Pine Streets and 6th and 7th Avenues and heard the following delegations:

- (a) Mr. C.C.I. Merritt, representing Mercedes-Benz of Canada Ltd., opposed the waiving of certain conditions required by Council in its resolution for rezoning the block to CD-1 at a Public Hearing on May 30, 1974. (Brief filed).
- (b) Miss Mary Southin, Q.C., Counsel for SAS Properties Ltd., speaking in support of her client's request for alternative arrangements to the conditions laid down by Council on May 30th. (Brief filed).

MOVED by Ald. Marzari,  
THAT the report of the Director of Legal Services be received.

- LOST

(Aldermen Bowers, Harcourt, Massey, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,  
THAT the request of Mr. A.H. Waisman, as outlined in the Director of Legal Services' report, be granted and the recommendations of the Director of Legal Services be approved after amendment as follows:

"That before a Development Permit is issued, the owners

- (a) enter into an appropriate agreement to the satisfaction of the Director of Legal Services to maintain the comprehensive development aspect of the site in lieu of consolidation;
- (b) enter into an agreement to the satisfaction of the Director of Legal Services which will enable the City to acquire the 7 feet for road at no cost; and
- (c) enter into an agreement to the satisfaction of the Director of Legal Services to comply with the original conditions as soon as the title is in a state whereby such transactions may be registered, and in any event, not later than six months' time from the date of this resolution."

- CARRIED

(Aldermen Gibson, Linnell and Marzari opposed)

UNFINISHED BUSINESSP.N.E. City Lease Review.

Council, on November 12, 1974 deferred consideration of a report from the Director of Finance and the General Manager of the P.N.E. dated November 12, 1974, to this meeting.

The report reviewed the history of the City's lease with the P.N.E. which, to the present, has been on the basis of \$1.00 per year. The primary question at issue for the forthcoming lease review is rent. The 1963 agreement states that the lessee (the P.N.E.) agrees to pay rent, and the 1964 supplementary agreement further states, on the question of rent - "in settling the rent to be paid by the lessee during the five year period under review, the arbitrators shall take into consideration all taxes, rates, levies, local improvement assessments and other charges, which, except for any exemption allowed by law, would in the ordinary course be lawfully assessed by the lessor upon or against the said lease premises and in addition thereto the financial resources of the lessee".

The report also advised that Council, on June 11, 1974, referred the question of the P.N.E. City lease review to the Director of Finance and the Manager of the P.N.E. to review financial and lease arrangements. In discussions with the P.N.E. representative, the Director of Finance put forward the following as the City's position:

- 1) The City now wished to receive as rent an amount of \$1,000,000 per year. It should be noted that this amount would be fixed for a 5 year period. Under normal circumstances the City should expect to receive, from any of its assets leased to others, an economic rent plus taxes. The P.N.E. assets are presently assessed for approximately \$37,000,000; it is obvious that the P.N.E. cannot pay a rent even remotely approaching economic rent. Taxes alone in 1974 would have been approximately \$900,000 and can be expected to be much higher at the end of the 5 year period if current inflation trends continue.
- 2) That Clause 1(r) of the 1963 agreement which reads in part as follows, "That it will indemnify the lessor and save it harmless at all times from all costs, charges and expenses caused to or incurred by the Lessor,....." in such a manner as to absolutely require the P.N.E. to reimburse the City for all expenses incurred by the City that are in the opinion of the Lessor related to the activities of the P.N.E. or other activity being carried on in the premises, whether those expenses are incurred upon the grounds of the P.N.E. or externally to the grounds of the P.N.E.
- 3) That the Plan of the demised premises, being Schedule C of the Lease, should be amended to reflect the reality of the present situation and that Schedule A should be re-arranged.

It was noted that if Council and the Board of Directors of the P.N.E. do not agree by December 1974, upon the rent to be paid by the P.N.E., then the matter is to be referred to arbitration as required under the agreement.

Council also had for information copies of reports from the Vancouver Sun of March 31, 1973, and the Vancouver Province of March 31, 1973, on the matter of the P.N.E. lease.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

P.N.E. Lease Review (Cont'd)

MOVED by Ald. Rankin

THAT the Directors of the P.N.E. be invited to appear before the next meeting of Council to explain their position on this whole matter.

FURTHER THAT the City Manager and the Director of Legal Services report back to the next meeting of Council with an appropriate resolution in respect of appointment of an arbitrator.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

E. City of Vancouver Debenture Issue.

The Council had for consideration the following report from the City Manager, dated November 22, 1974, on the matter of the City of Vancouver Debenture Issue.

The City Manager has received the following report from the Director of Finance.

"On June 25, 1974 City Council approved the appointment of A.E. Ames & Company Limited as the City's Fiscal Agents for Bond Issues and further approved a procedure to be followed for the marketing of Bond Issues during 1974 and 1975. This procedure, in summary, was that prior to any Bond Issues the terms and conditions would be reviewed by myself with the Finance and Administration Committee and City Manager, or, in the event of the Finance and Administration Committee being unable to meet, that the terms and conditions would be approved by the Chairman or Deputy Chairman of the Committee plus the Mayor and the City Manager.

The City has not so far issued any Debentures in 1974 even though under normal circumstances we would have had a Debenture Issue last spring. However, the Bond Market has been in poor condition with interest rates excessively high. This has caused us to hold off. For a number of reasons the Bond Market, through the last month, has been steadily improving. On the advice of our Fiscal Agents we have been preparing for a Bond Issue for the last few weeks, awaiting the appropriate time. Four events in the last week to ten days resulted in a decision that we should now go to the Bond Market. These events were as follows:

- a. November 15th the Canada Savings Bond sales were terminated by the Federal Government. This was a positive factor for the Bond Market as the CSB rate was too high and was therefore artificially holding up interest rates.
- b. November 18th the Federal Government brought down its budget. This was a negative factor or at best a neutral factor because the budget is decidedly not anti-inflationary.
- c. November 19th, the Federal Government refinancing of \$525 million of maturing Canada Bonds. This refinancing was a positive factor because the Government only allowed \$150 million of the Bonds to get into the Bond Market and they were a short maturity. This indicated that the Government was prepared to leave the long end of the market to other government levels and corporations.
- d. The prime rate and bank rate cuts were a positive factor. These cuts were waiting in the wings for the CSB's to terminate.

On Tuesday, November 19th the decision was made by the Fiscal Agents and myself that the City should come to the market on Thursday (November 21st) with a 10%, 20 year Sinking Fund Bond to be sold at a price yielding approximately 10.25% to the purchaser. This is approximately 1-1½% better than the City could have done earlier this year.

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)City of Vancouver Debenture Issue. (Cont'd)

I was able to contact a majority of the Finance and Administration Committee, plus the Mayor and the City Manager and received authority which had to be slightly modified at 8:30 a.m. Thursday morning to give the purchaser a yield of approximately 10.30% as the Bond Market had deteriorated slightly on Thursday morning.

The City has now sold \$15 million worth of 20 year Sinking Fund Bonds with a 10% interest coupon, at a price to yield the purchaser approximately 10.30% and the requisite by-law (4817) has been prepared by the Director of Legal Services and is before Council this day for passage, to create the Bonds.

By-law 4816 is also before Council this day and is to correct an error missed by half a dozen persons including myself a year ago in a varying by-law, and must be passed before the Debenture By-law. It does not change any Council decisions or policies and is strictly to correct an error.

I therefore recommend that Council approve By-law #4816 and 4817 this day."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

MOVED by Ald. Linnell

THAT the recommendation of the City Manager contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

SECONDED by Ald. Linnell

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4745,  
AND TO ESTABLISH THE AMOUNT AUTHORIZED  
TO BE BORROWED UNDER THE 1971-1975  
FIVE-YEAR PLAN FOR "STREETS" AT  
\$8,454,000

MOVED by Ald. Bowers,

SECONDED by Ald. Linnell,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,

SECONDED by Ald. Linnell

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

BY-LAWS (Cont'd)

2. BY-LAW TO CONTRACT A DEBT BY THE ISSUE  
AND SALE OF DEBENTURES IN THE AGGREGATE  
PRINCIPAL AMOUNT OF \$15,000,000 IN LAWFUL  
MONEY OF CANADA FOR THE OBJECTS SET OUT  
IN SCHEDULE "B"

MOVED by Ald. Bowers,  
SECONDED by Ald. Linnell

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer  
declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,  
SECONDED by Ald. Linnell

THAT the By-law be given second and third readings and the  
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

- A. MANAGER'S GENERAL  
REPORT,  
November 22, 1974.

Finance Matters  
(November 22, 1974)

The Council considered this report which contains four  
clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: I.B.M. Magnetic Card Selectric Typewriter
- Cl. 3: Position of Ice Rink Coordinator - Park Board
- Cl. 4: Conditions of Sale Governing Marketing of  
City-Owned Residential Lands

The Council took action as follows:

Clauses 1, 2 and 3.

For Council action on these Clauses, see page 13.

Conditions of Sale Governing Marketing  
of City-owned Residential Lands. (Clause 4)

MOVED by Ald. Marzari,  
SECONDED by Ald. Gibson,

THAT consideration of this report be deferred to the next  
meeting of Council.

- CARRIED UNANIMOUSLY



MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works & Utility Matters  
(November 22, 1974)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Local Improvements on the 'Initiative Principle'
- Cl. 2: Tender No. 41-74-6 - 10 Yard Side Loading Refuse Packer
- Cl. 3: Tender No. 39-74-3 Fire Trucks
- Cl. 4: Rental of Festoon Lights to 1974 Christmas Carolship Committee

The Council took action as follows:

Local Improvements on the 'Initiative Principle'  
(Clause 1)

MOVED by Ald. Bowers,  
SECONDED by Ald. Rankin,  
    THAT the recommendations of the City Manager, contained in  
this Clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

Clauses 2,3 & 4.

For Council action on these clauses see page 12.

G. Water Street Beautification Program -  
Source of Funds.

The City Manager submitted a report, dated November 22, 1974 on the matter of Water Street Beautification Program - Source of Funds. The report stated that -

on November 5, 1974, Council gave final approval to the underground wiring and surface work local improvements for the Water Street Beautification Program, subject to the remaining sources of funds being established. These remaining sources of funds involved consideration of transferring from Strathcona Urban Renewal funds to the Water Street project \$140,000 of Federal Funds and \$70,000 of Provincial Funds.

The report also advised that -

Council, on November 1, 1974, when considering a Manager's report in which the Director of Planning summarized discussions with the Strathcona Rehabilitation Committee and set out the funding situation. In this report the Manager recommended that the Federal Government be requested to transfer \$140,000 from its Strathcona allocation to the Water Street project, and the Provincial Government be requested to transfer \$70,000 on the same basis. Council deferred consideration of this clause to November 26, 1974, to permit consideration of the Manager's recommendation by the Strathcona Property Owners and Tenants Association for a subsequent report to Council.

The report stated that the Director of Planning advised that this matter will not be before Council until later in December and, should a transfer of funds be approved, there would be a time lag in obtaining final approvals of the senior governments.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Water Street Beautification Program -  
Source of Funds (Cont'd)

The City Engineer advised that if funds are not approved for the Water Street Beautification project to permit ordering of materials as soon as possible after December 9, 1974, the project will be delayed one or more months and major works will be occurring during the tourist season.

The City Manager recommended that Council approve one of the following alternatives:

1. The Federal Government be requested to transfer \$140,000 from its Strathcona allocation to the Water Street project and the Provincial Government be requested to transfer \$70,000 from its Strathcona allocation to the Water Street project.

OR

2. Temporarily finance the \$210,000 from Unallocated 1974 Supplementary Capital.

MOVED by Ald. Bowers

SECONDED by Ald. Linnell

THAT the Water Street Beautification Program be temporarily financed from Unallocated 1974 Supplementary Capital in the amount of \$210,000.

- CARRIED UNANIMOUSLY

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Council recessed at 5.45 p.m.  
for an 'In Camera' meeting in  
the Mayor's office.

\* \* \* \* \*

Following a Public Hearing, the  
Council reconvened in the Council  
Chamber at 10.15 p.m. with the  
same members present.

MOVED by Ald. Linnell,

SECONDED by Ald. Hardwick,

THAT the Council resolve itself into Committee of the Whole,  
Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Seminar for Newly Elected Representatives;  
Authority for Registration Fees and Expenses.

Council noted a communication dated November 13, 1974, from the Union of British Columbia Municipalities, advising of a Seminar for Newly-Elected Representatives who have not previously served on a Council or Regional District Board in British Columbia. The purpose is to assist participants to become more quickly effective in their newly elected positions, and will be held in Richmond, all day December 14, 1974 and the morning of December 15, 1974.

MOVED by Ald. Linnell

THAT Council approve payment of Registration Fees, and related expenses, for any of the newly-elected Council representatives who may wish to attend this Seminar.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Sponsorship of Luncheon and Request  
to declare Aviation Safety Week,  
May 5 - May 9, 1975.

Council noted a communication from the Canadian Air Traffic Control Association Inc., requesting that Council sponsor a Luncheon at their forthcoming National Biennial Convention at the Hotel Vancouver, May 6 - May 9, 1975. C A T C A further requested that the City declare the week of May 5 - May 9, 1975 - 'Aviation Safety Week'.

MOVED by Ald. Harcourt

THAT the request of the Canadian Air Traffic Control Association that the City sponsor a luncheon be received, and no further action be taken on this matter.

FURTHER THAT the City declare the week of May 5 - May 9, 1975 'Aviation Safety Week'.

- CARRIED UNANIMOUSLY

3. West Coast Salvage Building.

Council considered a request from Jim Land - Town Fool - Protem, dated November 25, 1974, requesting an opportunity to appear before Council to present a proposal to recycle the West Coast Salvage Building at the North foot of Alder Street.

MOVED by Ald. Harcourt,

THAT the delegation request be approved, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

4. Election Results.

Council noted the following communication from the City Clerk dated November 26, 1974, on the results of the recent Civic Election:

" I wish to inform you that, as a result of the election held on Wednesday, November 20, 1974, the following were elected to the offices shown for the years 1975-1976:

MAYOR:

Arthur Phillips

ALDERMEN:

Michael Harcourt  
Fritz K. Bowers  
Harry Rankin  
John J. Volrich  
Warnett Kennedy

Helen D. Boyce  
Hugh Stuart Bird  
Darlene Marzari  
Edward C. Sweeney  
Arthur R. Cowie

SCHOOL BOARD:

Katherine E. Mirhady  
Margaret Andrew  
Elliott Gose  
Pamela Glass  
David Pratt

William Brown  
Anthony Lavin  
Nathan J. Divinsky  
Jack Say Yee

COMMUNICATIONS OR PETITIONS (Cont'd)

Election Results (Cont'd)

PARK BOARD:

William C. Gibson  
R. Theodore DuMoulin  
George Wainborn  
May Brown

Andrew John Livingstone  
Evelyn Mary Atkinson  
Bowie Keefer

REGIONAL BOARD DIRECTORS:

Michael Harcourt  
Harry Rankin  
Arthur Phillips

Hugh Stuart Bird  
Darlene Marzari

In respect of the 1976-1980 Capital Program, the votes cast in the affirmative on this plebiscite did not amount to a majority of all the votes cast and, therefore, did not receive the assent of the electors."

MOVED by Ald. Bowers,

THAT the above communication be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT Council express its sincere thanks to all those who worked on the recent Civic Election for their efforts in the public service.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works and Utility Matters,  
November 22, 1974.

Tender No. 41-74-6 - 10 Yard Side Loading  
Refuse Packer. (Clause 2)

Tender No. 39-74-3 Fire Trucks.  
(Clause 3)

The Mayor referred to a recent announcement of cuts by the Federal Government with respect to tax on certain municipal equipment. Council requested that the matter of the Federal Tax involved in purchasing the equipment referred to in clauses 2 and 3 of this report be resolved, prior to finalization of the purchases.

MOVED by Ald. Linnell

THAT Clauses 2 and 3 in this report be approved.

- CARRIED UNANIMOUSLY.

Rental of Festoon Lights to 1974  
Christmas Carolship Committee, (Clause 4)

MOVED by Ald. Linnell

THAT the rental of festoon lights to the 1974 Christmas Carolship Committee be approved.

FURTHER THAT a grant of up to \$300 for rental of approximately 1,500 feet of festoons, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters,  
November 22, 1974.

Tender Awards. (Clause 1)

I.B.M. Magnetic Card Selectric  
Typewriter, (Clause 2)

Position of Ice-Rink Co-ordinator,  
Park Board. (Clause 3)

MOVED by Ald. Volrich  
THAT the recommendations of the City Manager, contained in  
Clauses 2 & 3 above of this report, be approved, and Clause 1 be  
received for information.  
- CARRIED UNANIMOUSLY

For Council action on Clause 4, see page 8.

Property Matters,  
November 22, 1974.

The Council considered this report which contains three  
clauses identified as follows:

- Cl. 1: Victoria Drive Street-End - South of V. & L.I.  
Right-of-Way
- Cl. 2: Lots C, D except W. 190' and the West 190' of  
Lot D Block 122, D.L. 196
- Cl. 3: Cedar Cottage Neighbourhood Improvement Program  
Site Acquisition - 3901 Victoria Drive & 3918  
Alice Street

The Council took action as follows:

Victoria Drive Street-End - South of  
V. & L.I. Right-of-Way.(Clause 1)

MOVED by Ald. Harcourt  
THAT the recommendation of the City Manager contained in  
this clause, be approved.  
- CARRIED UNANIMOUSLY

Lots C, D except W.190', and the WEST 190'  
of Lot D, Vlock 122, D.L. 196. (Clause 2)

MOVED by Ald. Harcourt  
THAT the Supervisor of Property and Insurance be authorized  
to continue negotiations for acquisition of this property, subject  
to final resolution of the Court proceedings with respect to  
expropriation.  
- CARRIED UNANIMOUSLY

Cedar Cottage Neighbourhood Improvement  
Program Site Acquisition, 3901 Victoria  
Drive and 3918 Alice Street, (Clause 3)

MOVED by Ald. Harcourt.  
THAT the recommendation of the City Manager contained in  
this clause, be approved.  
- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

B. DEPARTMENTAL GENERAL REPORT  
NOVEMBER 22, 1974

Works & Utility Matters  
(November 22, 1974)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Lane Lighting
- Cl. 2: Shoe Shine Day

The Council took action as follows:

Lane Lighting (Clause 1)

MOVED by Ald. Linnell

THAT the recommendation of the City Engineer, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Shoe Shine Day (Clause 2)

MOVED by Ald. Bowers

THAT permission be granted to the Young Men's Christian Association, Vancouver, to hold a Shoe Shine Day on Friday, November 29, 1974, as a fund raising campaign to aid the Fiji Y.M.C.A's Shoe Shine Boy Program, subject to the conditions outlined in the report of the City Engineer, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(November 22, 1974)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Demolition Permits in the Kitsilano Area
- Cl. 2: Proposed Conversion of One-Family Dwelling  
into Offices - 1423 Howe Street
- Cl. 3: Block 288, D.L.526; Bounded by Burrard and  
Pine Streets and 6th and 7th Avenues

The Council took action as follows:

Demolition Permits in the  
Kitsilano Area - (Clause 1)

MOVED by Ald. Linnell

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

Proposed Conversion of One-Family Dwelling  
into Offices - 1423 Howe Street, (Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the Building Inspector, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(For Council action on Clause 3, see page 4)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters  
November 22, 1974.

Analysis of 1974 Property Tax Roll for  
Single-Family Residences (Clause 1)

MOVED by Ald. Harcourt

THAT the report of the Director of Finance be received  
for information.

- CARRIED UNANIMOUSLY

D. Survey Report of the Vancouver  
Taxi Industry - Phase II.

The following report was submitted by the City Manager,  
under date of November 19, 1974:

"The subject report has now been received from The Thorne  
Group Ltd. and is circulated for the information of Council.

When Council received the Phase I report it was received  
and referred to the Vehicles-for-Hire Board and copies provided  
to interested parties in the Taxi industry.

I RECOMMEND Council take the same action with respect to  
the subject report. "

MOVED by Ald. Linnell

THAT the recommendation of the City Manager contained in  
this report, be approved.

- CARRIED UNANIMOUSLY

F. Illegal Suites:  
Hardship Cases.

The Special Committee concerning Illegal Suites - Hardship  
Cases, submitted the following report under date of November 8, 1974.

"The Committee of Officials has considered the following requests under  
the policy established by Council concerning Illegal Suites - Hardship  
Cases, and reports as follows:

- (a) The following applications recommended for approval by the  
Sub-Committee be approved:

Cheryl Tainsh (tenant), 2660 East 47th Avenue  
John M. K. Park (owner), 4121 Rupert Street  
Joseph A. Holland (tenant), #104 - 1999 Nelson Street  
Orlando Victoria (tenant), 3793 Lanark Street

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Illegal Suites -  
Hardship Cases. (Cont'd)

(b) the following applications be approved for one year from the date of this Resolution:

- Nigel Blagborne (tenant), 2619 West 2nd Avenue
- Jan Coplick (tenant), 2752 West 7th Avenue
- Sohan Kooner (owner), 361 West 18th Avenue
- Mary Ann Biewener (tenant), 2222 Stephens Street
- Leonard C. Ham (tenant), 3080 West 5th Avenue
- Christopher Dariotis (tenant), 3350 Collingwood Street
- Joginder S. & Jaswant K. Johal (owners), 4243 John Street
- Mrs. Joyce Giordano (owner), 3512 East 45th Avenue
- Jim Mesotopitis (owner), 3675 Highbury Street
- M. Leslie Hunter (tenant), 3098 Euclid Street
- David Stawarz (tenant), 2625 West 1st Avenue
- Gurmukh S. Bains (owner), 3432 East 45th Avenue

(c) the following application be approved for six months from the date of this Resolution:

- Barry Minaker (tenant), 2375 West 35th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

- Partap S. Dhillon (owner), 4914 Spencer Street
- Ratilal Patel (owner), 729 East 14th Avenue

MOVED by Ald. Bowers  
THAT the application of Mr. Partap S. Dhillon (Owner) 4914 Spencer Street, be extended for one year,  
AND FURTHER THAT the balance of the report be approved.

- CARRIED UNANIMOUSLY.

I. Report of Standing Committee  
on Finance & Administration,  
November 14, 1974

Park Board Responsibility  
Matrix Study (Clause 1)

MOVED by Ald. Bowers  
THAT the resolution of the Committee contained in this clause be received and the recommendations of the Committee in this clause be approved after amendment to read as follows:  
  
"THAT City Council ratify the above action of the Standing Committee of Council on Finance and Administration and,  
FURTHER THAT the Standing Committee of Council on Finance and Administration be appointed to serve as liaison with the appropriate designated members of the Park Board to give guidance and assistance to Peat Marwick and Partners through this study, and to provide guidance to the Task Force on Recreation.

- CARRIED UNANIMOUSLY

\* Underlining denotes amendment.



MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee  
on Waterfront & Environment,  
November 14, 1974

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Fraser River Street Ends
- Cl. 2: Air Pollution
- Cl. 3: Development Permit Application #68443 - North Foot of Jervis Street, Air West Airlines
- Cl. 4: Development Permit Application #68445 - North Foot of Vernon Drive, United Grain Growers Ltd.

The Council took action as follows:

Fraser River Street Ends  
(Clause 1)

MOVED by Ald. Linnell

THAT recommendations (a) to (e) of the Committee, contained in this clause, be approved, after amendment by inserting the word "available" between the words "all" and "ten" in recommendation (e).

- CARRIED UNANIMOUSLY

Air Pollution  
(Clause 2)

MOVED by Ald. Linnell

THAT recommendations (b) and (c) of the Committee, contained in this clause, be approved

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT consideration of recommendation (a) of the Committee, be deferred until such time as recommendation (c) has been dealt with.

- CARRIED UNANIMOUSLY

Development Permit Application #68443  
North Foot of Jervis Street, Air West Airlines.(Clause 3)

MOVED by Ald. Linnell,

THAT recommendations (a) (b) and (c) of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application #68445  
North Foot of Vernon Drive, United Grain Growers Ltd. (Clause 4)

MOVED by Ald. Linnell,

THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee  
on Civic Development,  
November 14, 1974

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: West End Zoning
- Cl. 2: Proposals for Public Information Programme -  
Downtown Plan
- Cl. 3: Vancouver Heritage Advisory Committee
- Cl. 4: Proposed Office and Commercial Development
- Cl. 5: Economic Study Report

The Council took action as follows

West End Zoning  
(Clause 1)

MOVED by Ald. Hardwick

THAT Clause 1, contained in this report, be received for information.

- CARRIED UNANIMOUSLY

Proposals for Public Information Programme -  
Downtown Plan (Clause 2)

MOVED by Ald. Hardwick

THAT recommendation (i)-(a) and (b) be approved, subject to the copy being to the satisfaction of the Standing Committee on Civic Development.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

THAT recommendations (ii) and (iii) of the Committee, be deferred to the Standing Committee on Civic Development for consideration in March 1975, in line with submission of the draft by-law re the Downtown Plan.

- CARRIED UNANIMOUSLY

Vancouver Heritage Advisory Committee  
(Clause 3)

MOVED by Ald. Hardwick

THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Proposed Office and Commercial Development  
(Clause 4)

MOVED by Ald. Hardwick

THAT recommendations (i) to (iv) of the Committee, contained in this clause be approved, and recommendation (v) be approved, after striking the words "and floor space ratio" at the end of this recommendation.

- CARRIED UNANIMOUSLY

Economic Study Report (Clause 5)

MOVED by Ald. Hardwick

THAT the recommendation of the Committee, contained in this clause be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

IV. Joint Report of Standing Committees  
on Finance and Administration and  
Housing, November 14, 1974

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Policy for City's Aid and/or Subsidies to  
Non-Profit Organizations
- Cl. 2: Housing Development Corporation

The Council took action as follows

Policy for City's Aid and/or Subsidies to  
Non-Profit Organizations (Clause 1)

MOVED by Ald. Bowers  
THAT consideration of this clause be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

Housing Development Corporation  
(Clause 2)

MOVED by Ald. Bowers  
THAT the recommendation of Aldermen Bowers, Harcourt and Linnell contained in this clause be approved.

- CARRIED UNANIMOUSLY

- - - - -

G.V.R.D. Matters

Alderman Bowers advised Council that the G.V.R.D. Board will be considering, on November 27, 1974, an item from its Sewer and Water Committee with respect to secondary treatment installation at the Annacis Island plant.

Alderman Hardwick advised that the G.V.R.D. Board will also be considering, on November 27, 1974, a recommendation from its Policy Review and Finance Committee that the G.V.R.D. Planning Department's budget be reduced. The Mayor indicated that he would be speaking to this item at the G.V.R.D. Meeting.

- - - - -

ENQUIRIES AND OTHER MATTERS

Alderman Rankin  
Grant - Family Place.

referred to Council's action of September 24, 1974, when considering a clause of the Standing Committee on Social Services' report with respect to a grant to the Family Place. Council, at that time, approved a grant of \$3,934 per month to the Family Place for the months of November and December 1974, subject to the organization obtaining cost-sharing under the Canadian Assistance Plan. Alderman Rankin advised that the organization is experiencing difficulty in acquiring the regular Canada Assistance Plan cost-sharing and moved that Council amend its motion of September 24, 74, to read as follows:

ENQUIRIES AND OTHER MATTERS (Cont'd)Grant- Family Place (Cont'd)

MOVED by Ald. Rankin

THAT Council approve a grant of \$3,934 per month to the Family Place for the months of November and December and that the Director of Social Planning be directed to request Canada Assistance Plan cost sharing for Family Place.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Alderman Hardwick

Downtown Christmas Shoppers'  
Bus.

referred to the practise in recent years of the City, in partnership with the Downtown Business Association and the B.C. Hydro, providing a Christmas Shoppers' bus in the Downtown area.

MOVED by Ald. Hardwick

SECONDED by Ald. Linnell,

THAT the City Manager report back to the next meeting of Council on provision of a Downtown Christmas Shoppers' Bus on the same basis as in previous years, i.e. the City, in partnership with the Downtown Business Association and B.C. Hydro, provide this service.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell

SECONDED by Ald. Hardwick

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at 11 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular council Meeting  
of November 26, 1974, adopted on December 3, 1974.

A. Phillips  
MAYOR

B. J. L. L. W.  
CITY CLERK

Manager's Report, November 22, 1974. . . . . (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Local Improvements on the 'Initiative Principle'

First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-Law, projects for:

- Pavements and Curbs (higher zoned)
- Pavements and Curbs (arterial streets)
- Pavements and Curbs (local residential)
- Lane Pavements (higher zoned)
- Lane Pavement (residential standard)

shown on the attached schedule dated November 15, 1974, are advanced to Council on the 'Initiative Principle'. These are advanced because of high maintenance costs experienced, public complaints and traffic safety reasons.

The City's share of these improvements is available in the 1974 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated November 15, 1974.

The estimated total cost of these improvements is \$644,970 and the City's share of the cost is \$349,495.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The Court of Revision for the projects listed in the attached schedule dated November 15, 1974 be held at 2:00 p.m. Tuesday, January 28, 1975 (12 projects only).

NOTE: Assent of 2/3 of the members of Council present required.

2. Tender No. 41-74-6 - 10 Yard Side Loading Refuse Packer

Tenders for the above were opened on November 4, 1974 and referred to the City Engineer and Purchasing Agent for report.

The Officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

Three bids were received.

Bid No. 1 - Rollins Machinery

Make Haul All  
Price \$12,925.00 each.

This unit was submitted as an alternate bid to the specification and is not acceptable because:

- (a) a chassis with a 10000 lbs. gross vehicle weight is offered in lieu of the minimum 14000 lbs. specified.

Cont'd . . .

Clause 2 Cont'd

(b) the unit can only be loaded from one side in lieu of from both sides as specified.

In addition, the operation of this unit requires that the side hopper be lowered in order to load refuse. Lowering the side hopper results in an overall width of approximately 10 feet. This is not acceptable because between pickups these units travel on City streets where the maximum legal vehicle width is 8 feet. This means that the side hopper would have to be in the raised position while the truck is travelling. Lowering and raising the side hopper at every stop will result in inefficient refuse pickup as compared to our existing units or the recommended bid.

Bid No. 2 from A.R. Williams and Bid No.3 from Rollins Machinery both offer acceptable refuse bodies for City of Vancouver use. However, the Bid No.2 machine offers a truck chassis with a standard transmission in lieu of an automatic transmission as specified. The bid No.2 machine is being recommended despite having a standard transmission as we feel it offers the best value to the City of Vancouver for the following reason. The Bid No.2 machine is quoted with a fixed price of \$20,567.00 whereas the Bid No.3 machine is quoted with a price of \$21,421.00 subject to prices in effect on the date of delivery. The estimated delivery of the Bid No.3 machine is 11 - 13 months. Based on previous tender experience with trucks and equipment, it is expected that equipment prices will be escalating at the rate of 1% per month. An eleven month delivery would result in an estimated price increase of \$2470.00.

The disadvantage of using a standard transmission is more than offset by the expected difference of \$3,324.00 (\$854 difference between Bid No.2 and Bid No.3 plus \$2,470.00 escalation) between Bid No.2 and Bid No.3.

We RECOMMEND acceptance of Bid No.2 from A.R. Williams Machinery for six (6) only 10 yard side loaders Helix Tite Paks #14 at a total cost of \$123,402.00 (\$20,567 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 39-74-3 Fire Trucks

This tender was opened on October 7, 1974 and referred to the Fire Chief, City Engineer and Purchasing Agent for report.

The officials concerned report as follows:

"Funding

Funds for this purchase were approved by Council in advance of 1975 Budget on July 5, 1974. The July 5th report used estimated costs based on prices paid for similar units in January 1973 and inflated by 15%. Upon evaluating this tender, it has been found that costs have inflated by 40% requiring an increase of \$50,000 in the amount of funds to be provided as follows;

	<u>Funds requested</u> <u>July 5, 1974</u>	<u>Funds</u> <u>Required</u>
2 - Pumper Trucks	\$122,000	\$149,000
1 - Aerial Ladder	<u>93,000</u>	<u>113,000</u>
	\$215,000	\$262,000
5% Provincial Tax	<u>10,750</u>	<u>13,100</u>
	<u>\$225,750</u>	<u>\$275,100</u>

Tender Evaluation

This tender called prices for two 1050 GPM Triple Combination Pumper Fire Trucks and one 100 foot Aerial Ladder Truck. The bids are numbered in ascending order of price.

Item I - 1050 GPM Triple Combination Fire Pumper Trucks

Seven bids were received. The following table compares these bids. Four of the seven bids offer a different make and model of fire truck, and three bids result from alternate methods of payment.

Clause 3 Cont'd

Evaluation of the seven bids showed that:

- i. Bids 5, 6 and 7 offered firm prices.
- ii. Bids 1, 2, 3 and 4 contained a price escalation clause based upon the price of the chassis at the time of delivery to the manufacturer.
- iii. Bid 1 contained a price escalation clause on all components used.
- iv. Bids 1, 2, 4 and 5 require partial payment during manufacture to cover the cost of the chassis.
- v. Bids 1 & 4 require partial payment at the time of ordering.
- vi. Bid 1 required final payment prior to shipment.

When all the above conditions are considered, taking into account interest costs on the partial payments and the rate of inflation built into the escalation clauses, the bid order changes.

The low bid is now the Howard Distributors Ltd's. bid on a Ford chassis (originally bid 2). However, the bid price is not firm as it contains an escalation clause subject to the cost of the chassis at the time of delivery. The lowest bid to offer a firm price is also from Howard Distributors Ltd. for an Imperial chassis, bid number 2 (originally bid No. 5). This bid is considered to offer the best dollar value. The additional cost of this bid over the low bid is estimated to be a maximum of \$2,286.00. This extra cost is offset by the reduction or elimination of major repairs to the existing units because of better delivery (at least 6 months earlier). A major repair to any of the drive train components would exceed \$2,000.00.

Item 2 - 100 foot Aerial Ladder Truck

Two bids were received for this item from Howard Distributors Ltd. The prices are compared below;

	<u>Bid No. 1</u>	<u>Bid No. 2</u>
Bid Price	\$109,733.28	\$122,690.00
Chassis	Ford	Imperial
Chassis payment in advance at time of delivery to body builder's plant	\$ 28,258.78	\$ 40,000.00
Delivery Times:		
- chassis only	12 months	6 months
- completion	18 months	12 months
Interest Costs on partial payment @ 10%	\$ 1,412.93	\$ 2,000
Est. Cost of Price escalation @ 1%/month	\$ 3,400.00	-
TOTAL COST	<u>\$114,546.21</u>	<u>\$124,690.00</u>

The low bid for a Ford chassis is acceptable because neither repair costs to the existing truck nor an increase in the bid price due to inflation of the chassis cost is expected to offset the \$10,000 difference between the two bids.

RECOMMENDATIONS

- I. The Fire Chief RECOMMENDS that authority be given to the Comptroller of Accounts to increase the funds originally provided in the 1975 Revenue Budget for fire apparatus replacements by \$49,350 (from \$225,750 to \$275,100) subject to City Council approving the following tender award.
- II. The Fire Chief, City Engineer, and Purchasing Agent RECOMMEND:
  - a) for Item I, acceptance of the bid to offer the best dollar value, Bid No.5, from Howard Distributors Ltd., for two Pierreville 1050 GPM Triple Combination Pumper Fire Trucks mounted on Imperial chassis at a total cost of \$148,976.00 (\$74,488.00 each) plus 5% Provincial Sales Tax.



Manager's Report, November 22, 1974 . . . . . (WORKS - 4)

Clause 3 Cont'd

- b) for Item 2, acceptance of the low bid from Howard Distributors Ltd. for one Pierreville 100 foot Aerial Ladder Truck mounted on a Ford chassis at a total cost of \$109,733.28 subject to change at time of delivery (because of a possible increase in chassis costs) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing be approved subject to a contract satisfactory to the Director of Legal Services.

RECOMMENDATION AND CONSIDERATION:

4. Rental of Festoon Lights to 1974 Christmas Carolship Committee

The City Engineer reports as follows:

"The 1974 Christmas Carolship Committee has requested the loan of City owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2, 1961, which required that:

- (a) all applications be approved by Council
- (b) a rental of 12¢ per foot be charged, and
- (c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

On July 9th, 1968, Council increased the rental rate to 16¢ per foot in line with increased maintenance costs. I recommend that the rental rate be increased to 20¢ per foot due to the further increase in material and maintenance costs.

The Carolship Committee requires approximately 1,500 feet of festoons. At the recommended new rate of 20¢ per foot, the rental will amount fo \$300.

I RECOMMEND that approximately 1,500 feet of festoon lights be rented to the 1974 Christmas Carolship Committee at a new rate of 20¢ per foot for a total of \$300.00.

The Committee has applied for a grant equivalent to the rental charge. For the past eleven years, Council has approved grants to the amount of the actual cost of maintaining the festoons.

Submitted for Council's CONSIDERATION is the request from the 1973 Christmas Carolship Committee for a grant of up to \$300 for rental of approximately 1,500 feet of festoons. It may be that the actual cost to the City for handling the lights and replacing damaged lamps, sockets etc., will amount to less than \$300.00 in which case the rental charge and grant would be reduced correspondingly."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer dealing with increasing the rental rate and the renting festoons be approved and submits for CONSIDERATION the application for a grant.

FOR COUNCIL ACTION SEE PAGE(S) 706 & 709

FINANCE MATTERS

A-7

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

- Rental of Traffic Barricades
- Supply and delivery of four (4) pumping units for Kitsilano Pump Station
- Traffic Signal Equipment
- Pneumatic Tools
- Supply of Fire Hose
- Supply and delivery of Offset Duplicating Equipment

Copies of the details of these Tenders Awards are attached. "

The City Manager submits the foregoing report for Council's  
INFORMATION.

RECOMMENDATION

2. I.B.M. Magnetic Card Selectric Typewriter

The following report has been received from the Director of the Permits and Licenses Department:

"On September 17th, 1971, City Council approved the rental of an I.B.M. Magnetic Card Selectric Typewriter for this Department. The machine was placed into full use in the preparation of the Development Permit Sub-Committee Minutes and enforcement letters.

This machine proved so successful that on January 22nd, 1974, City Council approved the rental of an improved model which has recently been installed. There has been a continuing increase in the volume of material for which these machines are used, e.g. the number of form letters on enforcement matters has increased from 100 to 120 since January, 1974. In addition, with the one Mag Card Machine it is frequently impossible to meet the deadline for the preparation of the Development Permit Sub-Committee Minutes. With the two machines in the Department, it has permitted more depth in this regard and has enabled our Department to meet the publication deadlines by distributing the workload to the two Mag Card Operator positions.

In addition, a large number of new pre-recorded letters are being developed, but the Department is finding it difficult to make any further progress in this matter as the present operator and the new machine are fully occupied. A considerable number of reports for Council and Committees of Council on licensing and other enforcement matters are now being done on these machines, and more recently, by Resolution of Council dated October 22nd, 1974, temporary part-time assistance is to be provided to the Building By-Law Appeals Board by this Department, creating further demands on machine time.

I therefore request permission to retain the first Mag Card Selectric Typewriter along with the new improved model in order to provide optimum clerical service to our various divisions and to permit the additional uses outlined above to be fully implemented.

cont'd ....

Manager's Report, November 22, 1974 . . . . . (FINANCE - 2)

Clause No.2 (continued)

At the time that the original I.B.M. Selectric Machine was installed in the Department, a vacant Clerk Steno II position was not filled in this particular stenographic and typist area. In addition, I estimate that with the two machines in the Department, the typing output is the equivalent of at least one more additional employee for a net savings of two staff members in this area. In the 1974 Budget, the monthly rental was provided for one machine. The additional funds required to retain the second machine to December 31st, 1974, will total approximately \$735.00, and such funds are available in the Departmental Budget, Appropriation 6705/53.

I recommend that the Department be authorized to retain the two I.B.M. Magnetic Card Selectric Typewriters at a total monthly rental of approximately \$550.00, and that additional funds of \$735.00 for 1974 be provided from within the Departmental Budget by transferring this amount from Account No. 6705/53 to 6701/12."

The City Manager RECOMMENDS that the Report of the Director of Permits and Licenses be approved.

3. Position of Ice Rink Co-ordinator - Park Board

Council on June 25, 1974, passed the following resolution in regard to Item 3 of the report of the Finance and Administration Committee dated May 23, concerning Park Board Reorganization:

"THAT with respect to recommendation D(ii) in the Finance and Administration report dated May 23, 1974, the Ice Rink Co-ordinator position be approved for the balance of the year."

In a letter dated November 6, the Park Board request City Council to retain the Ice Rink Co-ordinator position until the Recreation Services Study is finalized and approved by the Board and City Council, or for a period of six months whichever is the lesser; the estimated costs involved, based on salary, fringe benefits and car allowance for six months amount to approximately \$9,000.

The City Manager RECOMMENDS that the foregoing request be approved; the necessary funds to be provided in the 1975 Park Board Income Operations Budget.

CONSIDERATION

4. Conditions of Sale Governing  
Marketing of City-Owned Residential Lands

On May 7, 1974, Council approved the following recommendation of the Standing Committee of Council on Community Development:-

"Where City-owned lots become available for sale for residential construction purposes, the City retain the right to repurchase the property at the original price and require construction to commence within one year and actual residency to continue for five years with provision to deal with special circumstances and that this become a general policy in the marketing of City-owned residential lots for sale including the Adanac/Charles area;

Further that the matter be referred to the Supervisor of Property and Insurance and the Director of Legal Services for consideration and report."

cont'd ...

Clause No.4 (continued)

The Supervisor of Property & Insurance reports as follows:-

Numerous reports have been written and discussions held over the past years to determine the best method of handling the sale of City-owned residential lots. From these reports and discussions has developed the present policy which has proven to work well in producing early construction on the lots with an almost negligible amount of speculation. A continual review is carried out of City-owned lands, and arrangements made to place lots in a marketable condition through resubdivision, servicing, filling, etc., followed by advertisements calling for offers to purchase by sealed tender.

The intent of Council's resolution of May 7, 1974, would appear to be an attempt to restrict sales of residential lots to private individuals who propose to build permanent homes for their own occupancy. In this regard, Council should be made aware of recent efforts to dispose of lots under restrictions similar to those now being suggested.

AREA 'C' - CHAMPLAIN HEIGHTS

Area East of Tyne Street between 48th Avenue and 54th Avenue

At a meeting on June 21, 1968, Council discussed the method of disposal of lots in Champlain Heights and resolved that:-

'Council agrees to the sale of these home building sites to individuals directly and the question of terms and conditions of sale be reported upon by the Board of Administration, such report to take into account all previous discussions this day on this parcel, viz:-

- A. (a) To individuals directly.  
(b) No real estate involvement.
- B. Agreement by purchaser to commence construction within twelve months and to complete within three years.
- C. Retention of ownership for a minimum of five years.
- D. Terms and conditions of sale.
- E. Sale on basis of "Fixed Price".'

A committee was set up to consider this matter and a report (copy attached), was presented to Council on February 17, 1970, commenting on Items 1 to 5 and pointing out certain difficulties and disadvantages. Keeping in mind Council's intent, the Committee submitted two methods of offering the lands for sale, and at that meeting Council approved the following procedure for these lots:-

"That these lots be sold on the basis of giving preference to individuals who wish to build homes for themselves, have applied, and all other matter are equal;

That not more than ~~two lots~~ in a block be sold to any one purchaser;

That construction be commenced within eighteen months of date of sale; it being understood the City shall have the right at its option to re-purchase the property by refunding the principal only, if construction is not commenced within this time;

That the lots be offered on the basis of "fixed price" at market value.'

Manager's Report, November 22, 1974 . . . . . (FINANCE - 4)

Clause No.4 (continued)

In April and May of 1970, 127 lots were advertised for sale under the foregoing conditions of sale.

On July 9, 1970, Council considered a report from the Supervisor of Property and Insurance which advised that, despite the fact the lots were re-advertised in June, there remained 93 lots, (73%), unsold after a three-month period. As it was apparent that reaction to the sale of these lots on the restricting basis set by Council had been limited, Council resolved that:-

'The balance of unsold RS-1, single-family residential lots in Area 'C' of the South-East sector, be placed on the market at a fixed price, without restrictions regarding the purchaser or the time within which the lots should be developed.'

The balance of these lots were then sold and developed in a relatively short period of time.

AREA 'B' - CHAMPLAIN HEIGHTS

Area East of Kerr Street between Rosemont and 63rd Avenue

On March 28, 1972, Council had before it a report from the Supervisor of Property and Insurance with respect to the marketing of 185 single-family lots in Area 'B' of Champlain Heights, and at that meeting resolved:-

'That these single-family lots, in Area "B" of Champlain Heights, be sold on the following basis:-

For a period of thirty days on a fixed price basis to individuals, with the sale being restricted to one lot per individual, on the understanding, however, that thereafter lots will be sold on the basis of sealed tender, with the highest offer above the upset price being accepted.'

On this basis the lots were advertised in April, 1972, and were all sold within a few days. Development of these lots as of June 30, 1974, is 86% complete.

This method prevented the sale of blocks of adjacent lands to companies. It did not prevent individual builders and realtors from acquiring lots for development of housing and subsequent resale.

Past experience would indicate that where the City endeavoured to give preferential treatment to private individuals the response was not favourable and there was considerable evidence that many of the private individuals were fronting for Contractors and Companies.

COMMENTS ON COUNCIL'S SUGGESTED TERMS:

Commencement of Construction Within 12 months

The majority of Mortgage Companies will not lend money to private individuals for building purposes unless the individual has clear title. Since most lots are sold on City Terms which allow eighteen months to make full payment, it might not be possible in many cases for construction to commence before the eighteen-month period. An option to re-purchase in the event construction is not commenced or completed within specified times has been required as a condition of sale on some condominium and senior citizens' housing sites, and could be required on sale of lots for single-family dwellings. However, this can be obstructing as some Mortgage Companies require the release of the option before granting and registering their mortgage. In addition, in periods of tight mortgage funds such as the present, it may not be possible for a purchaser to obtain funds and commence development within the term specified.

cont'd ...

Clause No.4 (continued)

Five Year Residency Stipulation

A right of first refusal to purchase property at the net sales price could be retained by the City on residential lots in an attempt to ensure purchaser occupancy. This would prevent registration of documents pertaining to resale without the knowledge of the City, but would not control sale under an unregistered agreement nor rental of the property.

Council's stipulation to give the City the right in the event residency does not continue for five years, to 'repurchase the property at the original price' would refer to land only. The cost of any improvements, (dwelling, landscaping, etc), would have to be included in any repurchase price and this would prove to be an extremely difficult and onerous task. By proceeding in this manner, the City also would be depriving the owner of any normal gain through a general increase in market value, and he would, in addition, be out of pocket on registration and administration fees as well as taxes and interest paid on his investment.

If it is intended that a buyer will be prevented from enjoying any increase in land value by an option in favour of the City, then he might reasonably expect to be protected from loss if the market declines.

The 1971 Canada census gives the following statistics for length of residency in self-owned homes in Vancouver:-

<u>Percentage of Self-Owned Dwellings</u>	<u>Period of Years</u>
50	10 and over
18.7	6 to 10
15	3 to 5
16.3	2 and less

These statistics show that more than 70% of home owners occupy the same home for longer than five years. To exercise its right of first refusal on the remaining less than 30%, the City may encounter almost insurmountable problems in the form outlined in the previous paragraph."

The Director of Legal Services reports as follows:-

"There is no inherent legal problem in providing for an Option to Repurchase if property is not developed within eighteen months or resold within five years. There are however certain technical problems associated with such a procedure. These could result in considerable problems for the City in administering the sales and subsequent matters relating to the property.

There would be no problem as far as the Mortgage Company is concerned if property was sold with an option to repurchase if not developed within eighteen months, and there should also be no problem as far as the mortgage is concerned even though many properties are sold under Agreement for Sale. The Agreement for Sale could be paid off by the Mortgage Company out of the first draw.

The real problem is associated with the option to repurchase where the buyer attempts to sell within five years. We will be faced with evaluation of the improvements and would find ourselves involved in substantial expense and delay and also the bonafide individual purchaser would be subject to an unnecessary delay in the event of sale caused by personal problems.

Manager's Report, November 22, 1974 . . . . . (FINANCE - 6)

Clause No.4 (continued)

It is possible to provide for some long range control on speculation by registering a Statutory Covenant against the title. However, this is somewhat cumbersome. It establishes only a right of action against the buyer for damages and does not prevent the resale by the purchaser with the consequent profit on the improvements."

CONCLUSION:

It is the view of the Supervisor of Property and Insurance, that once the land has been cleared for sale in the usual manner, the City should continue to market its lands without restrictions, however, if Council wishes more positive control on development, it would seem that the objective would be achieved by simply placing the eighteen month deadline on development since it is unlikely very much unnecessary speculative activity could be accomplished within the approximate two year span between purchase and completion of a house. (Apart from purchase price, and construction costs, a purchaser incurs additional expenses in the first year, such as interest on outstanding principal, registration fees, administration fee, taxes, etc.) This would also provide some assurance that housing would be created on the lot within a two-year period of time.

The City Manager submits the foregoing report of the Supervisor of Property & Insurance and the Director of Legal Services to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 705 & 710

PROPERTY MATTERSRECOMMENDATION:

1. VICTORIA DRIVE STREET-END  
South of V. & L. I. Right-of- Way

The Supervisor of Property & Insurance reports as follows:-

"Victoria Drive Street-end South of V. & L. I. Right-of-Way is leased to Rivtow Marine Ltd. for 21 years, from January 1, 1965, for the purpose of access to their adjoining property.

The rental is subject to review as of January 1, 1975, and the lessees have agreed that the rent be increased from \$420.00 per annum, plus taxes and plus Provincial Government charge for abutting water lot, to \$3,600.00 per annum plus taxes, and plus Provincial Government water lot charge for abutting water lot.

The Supervisor of Property & Insurance is of the opinion that the recommended rental represents market rental value.

RECOMMENDED that the rental for Victoria Drive Street-end South of V. & L. I. Right-of-Way be set at \$3,600.00 per annum, plus taxes as if levied, and plus Provincial Government water lot charge, for the period January 1, 1975 to December 31, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. LOTS C, D except W. 190' and the WEST 190' of Lot D  
Block 122, D.L. 196

The Supervisor of Property & Insurance reports as follows:-

"Letters dated August 27th, 1974 from the Shon Yee Benevolent Association (Appendix I) and October 25th, 1974 from the Strathcona Property Owners and Tenants Association (Appendix II) addressed to the Mayor and members of Council, have been referred to this office for reply.

The letters are concerned with the sale price of the land. In this regard, I would advise that a special meeting was organized by Alderman Harcourt for September 16th, 1974, to discuss this and other sites, at which meeting both Shon Yee and S.P.O.T.A. undertook to supply details of the proposed developments indicating the floor space ratios utilized and to provide financial details which would enable this office to express an opinion as to whether the offer made by the societies is realistic. To date, we have not received this additional information.

The Law Department has advised that the City's right to expropriate, and therefore its ownership of this property, is being challenged in the Courts. Until the matter has been resolved, therefore, it would not be appropriate to make any binding commitments as to sale.

It is noted that the Minutes of the October 29, 1974, meeting of the Standing Committee of Council on Housing recommends that Council approve, in principle, the sale of site C to the Shon Yee Society for the construction of a senior citizens' housing project.

Cont'd.....



Clause No. 2 (Cont'd)

In view of the above, it is RECOMMENDED that a decision on the sale be left in abeyance until the question of ownership has been confirmed."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. CEDAR COTTAGE NEIGHBOURHOOD IMPROVEMENT  
PROGRAM SITE ACQUISITION  
Lots 1 & 2 of Lots 9 to 13, Block 16,  
District Lot 352  
3901 Victoria Drive & 3918 Alice Street

The Supervisor of Property & Insurance reports as follows:-

"The above property, (Lots 1 & 2 of Lots 9 to 13, Block 16, District Lot 352, known as 3901 Victoria Drive and 3918 Alice Street), is presently used as a truck servicing business which is a non-conforming use as the property is zoned R.S.-1. The Cedar Cottage Ad Hoc Advisory Committee of Area Residents has identified this site as a major neighbourhood nuisance and has given the acquisition of this property high priority. The acquisition would be part of the implementation phase of the Cedar Cottage Neighbourhood Improvement Program. The Director of Planning concurs in the purchase of this property.

A report on acquisition and clearance of non-conforming uses in the Cedar Cottage Area was presented to the Standing Committee of Council on Community Development at its meeting on November 7, 1974. The concepts in this report were approved by City Council at its meeting on November 12, 1974.

These premises comprise a building used as an office, two garages used for automotive repair and parts storage, plus a 1 1/3 storey, frame, residential dwelling with a main floor area of 1,053 square feet which was erected in 1911. These improvements are located on two lots, each 33' x 115.46' in size, and both zoned R.S.-1. The dwelling contains 5 rooms on the main floor plus 2 rooms on the second floor, 7 plumbing fixtures, has a patent shingle roof, wood shingle exterior walls, and heat is supplied by a sawdust burning hot water heating system. The interior of the dwelling has been well maintained, however, the exterior has been poorly maintained.

Following negotiations with the owners, they are prepared to sell for the total sum of \$71,500.00 as of October 31, 1974, subject to retaining rent-free possession to December 31, 1974.

Thereafter, they are to pay a rent of \$100.00 per month for the office building and two garages until March 31, 1975, at which time they will demolish and clear the site of these buildings. Also, the tenants in the dwelling on Lot 2, known as 3918 Alice Street, will pay a rent of \$150.00 per month effective January 1, 1975. It is proposed to sell Lot 2 with the dwelling on it and Lot 1, when it is cleared, for residential purposes. Central Mortgage and Housing Corporation has endorsed the purchase of this property.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the above property, (Lots 1 & 2 of Lots 9 to 13, Block 16, D.L. 352, known as 3901 Victoria Drive and 3918 Alice Street), for the sum of \$71,500.00 on the foregoing basis. Following Council's action of November 12, 1974, the Province and Central Mortgage & Housing Corporation are being requested to approve the concept plans, and provide funds for its implementation. Since this is a priority purchase, it is proposed to charge the acquisition costs to the 'Property Purchases for Resale' Account in the interim."

The City Manager recommends that the foregoing RECOMMENDATION of the Supervisor of Property & Insurance be approved.

B-1

Department Report, November 22, 1974. . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Lane Lighting

The City Engineer reports as follows:

"On September 18, 1973, City Council approved the recommendation that lane lighting projects be installed as Local Improvements with the installation cost being shared with the abutting owners and the City paying all of the operating costs.

Since then, three firms have applied for lane lighting projects in portions of their lanes and have volunteered to pay the entire installation cost without going thru the Local Improvement procedure and have asked that the City pay the operating cost as provided in the normal lane lighting projects.

In the normal project, each lane lighting system is continuous from one street to the next. It would not be desirable to have an isolated light in the middle of the lane because uniformity is necessary for good visibility. For this reason, any lane lighting should at least be continuous to one lighted street.

I estimate that each year the City may receive five applications for this lighting involving the installation of ten lights. The operating cost for the full year for the increased lighting would amount to approximately \$240.00 per year. This amount is available from the lane lighting operating budget.

Recommended that the City Engineer be authorized to install lane lights on receipt of payment of the installation costs from the applicant based on the system being continuous and connecting to a lighted street. The operating costs will be paid by the City."

CONSIDERATION:

2. Shoe Shine Day

The City Engineer reports as follows:

"The Young Men's Christian Association, 955 Burrard Street, Vancouver, request permission to hold a Shoe Shine Day on Friday, November 29, 1974, as a fund raising campaign to aid the Fiji Y.M.C.A.'s Shoe Shine Boy program. To accomplish this, they are requesting permission to shine shoes on City sidewalks which requires the approval of City Council, as per Sections 69 (2) and 71 (1) of the Street and Traffic By-law. Approximately 200 people are expected to participate and will be deploying themselves around the Central District.

No objections have been raised by the Police Department and the only requirement needed from a Traffic Engineering standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

If, permission is granted to the Young Men's Christian Association to place shoe shine boxes on City street allowance, and to hold a shoe shine day in Vancouver on November 29, 1974, permission should be subject to the following conditions:

Provision of adequate insurance coverage satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may result from the Shoe Shine Day.

That six feet clearance be available for free movement of pedestrians along the sidewalks.

The above report is submitted to Council for CONSIDERATION."

BUILDING AND PLANNING MATTERS

**B-4**

CONSIDERATION

1. Demolition Permits in the Kitsilano Area

The Director of Planning reports as follows:

"On October 22, 1974, City Council resolved:

'THAT for the next four month period, City Council review each application received for demolition of residential properties in the Kitsilano area.'

At the present time, the following demolitions have been applied for:

- a) 2306-2316 West 8th Avenue (RT-2 Zone): The applicant, Mr. G. Vickery, intends to demolish two frame units for the construction of seven townhouses. The existing structures contain 3 units and proper notice has been given to the tenants according to Mr. Vickery. The Kitsilano Planning Committee recommends approval of this project.
- b) 2190-2196 West 8th Avenue (RM3-A Zone): The applicant, Mr. Mihalec intends to demolish two one-storey frame, one-family dwellings. The buildings are presently vacant and in fair condition. The intended redevelopment is for a multi-family apartment containing 17 units.

This report is submitted for Council's CONSIDERATION. "

RECOMMENDATION

2. Proposed Conversion of One-Family Dwelling into Offices - 1423 Howe Street

The City Building Inspector reports as follows:

"I have received an application from Mr. James McGregor to convert the above mentioned existing wood-frame house into offices. The building is an old one-family dwelling, 2½ storeys plus basement, and is non-conforming with respect to the proposed use under the Vancouver Building By-law.

The applicant is prepared to carry out extensive repairs and alterations to the building which include renovating the interior and exterior to provide adequate exit facilities and fire protection.

The assessed value of the existing house is \$2,750.00 and the cost of the proposed work is \$10,000.00.

Under Section 1.4.9 of the Building By-law, the City Building Inspector may only permit alterations to a non-conforming building up to 100% of the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

Since the proposed renovation work would make this building substantially in accord with present fire safety requirements, I am prepared to RECOMMEND approval, subject to the applicant obtaining a development permit to cover the change in use of the building."

Department Report, November 22, 1974 . . . . . (BUILDING - 2)

### CONSIDERATION

3. Block 288, District Lot 526: Bounded by Burrard and Pine Streets and 6th and 7th Avenues

The Director of Legal Services reports as follows:

"On May 8th, 1973, an application was made to rezone the above site to CD-1 to allow for the development of the site by the erection of a building containing wholesale office and commercial rental areas and an automobile dealership under the terms of a CD-1 Comprehensive Development District.

A regularly-convened Public Hearing was held on May 30th, 1974, at which the application was approved subject to certain conditions. Two of the conditions were:

- (1) that the westerly 7 feet of Lots 1 and 20 be dedicated for highway; and
- (2) that the balance of the block be consolidated into one parcel and so registered in the Land Registry Office.

It was also provided that if these conditions were not complied with within 180 days (i.e. November 26th), the approval should expire.

The Director of Legal Services has received a communication from Mr. A. H. Waisman on behalf of the owners indicating that by virtue of certain legal proceedings brought against the owner which has resulted in the filing of a Lis Pendens (lawsuit pending) against the property in the Land Registry Office, no transactions can be completed, and therefore neither the dedication nor the consolidation can, because of this filing, be concluded by November 26th. He has therefore requested alternative arrangements.

From time to time there have been similar situations where for either legal or practical reasons consolidation cannot be achieved, and Council has in the past authorized the substitution of an agreement drawn to the satisfaction of the Director of Legal Services which will achieve the same end, namely that the development will always be and remain a comprehensive development. Mr. Waisman has asked that in order to expedite the passing of the by-law in this particular case Council substitute an agreement for the earlier laid down condition requiring consolidation, and the Director of Legal Services suggests that such an agreement be required before a development permit will be issued. This was agreed to by Mr. Waisman.

It is similarly proposed that the owners enter into an agreement which will ensure ultimate acquisition of the 7 feet at no cost to the City in lieu of their present inability to dedicate the 7 feet.

After having received this communication, a letter was received from the solicitors for the Plaintiff in the lawsuit, a copy of which is attached, in which Council is being urged not to make any changes.

The Director of Legal Services points out that notwithstanding the content of the letter it is perfectly within the powers of Council to rezone the property as already approved or to vary the conditions, and that the Plaintiff has no legal basis on which to prevent Council from exercising its legislative function.

cont'd ...

Clause No.3 (continued)

Accordingly, the request of Mr. Waisman is submitted for Council consideration and, if approved, the Director of Legal Services recommends that before a development permit is issued the owners

- (a) enter into an appropriate agreement to the satisfaction of the Director of Legal Services to maintain the comprehensive development aspect of the site in lieu of consolidation;
- (b) enter into an agreement to the satisfaction of the Director of Legal Services which will enable the City to acquire the 7 feet for road at no cost; and
- (c) enter into an agreement to the satisfaction of the Director of Legal Services to comply with the original conditions as soon as the title is in a state whereby such transactions may be registered."

(Copies of communications from Mr. C.C.I. Merritt of Bull, Housser and Tupper dated November 7, 1974, and from Mr. A.H. Waisman dated November 18, 1974, are circulated for the information of Council.)

DELEGATIONS APPEARING - MR. C.C.I. MERRITT  
MR. A. H. WAISMAN

FOR COUNCIL ACTION SEE PAGE(S) 101 & 111

FINANCE MATTERS

**B-7**

INFORMATION

1. Analysis of 1974 Property Tax Roll for Single-Family Residences

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single-family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single-family residences are owner occupied and the owners are therefore eligible for the Home-owner Grant and School Tax Removal and Resource Grant (hereafter referred to as the Home-owner Grant), the taxes are shown with the maximum allowable Home-owner Grant deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. In Exhibits III and IV, the properties are divided up into three sub-groups based on the assessed values. For each sub-group, the figures are presented for the average net taxes, the rate of increase in taxes for 1973-74 and an analysis of the ratio of land to total assessed values.

The average of total taxes (general, school and hospital) is \$645. Netting out the Home-owner Grant, the average is reduced to \$413. This net amount represents an increase of 8.8% over the 1973 figure. The average discussed here is the arithmetic mean of the total taxes divided by the total single-family residences and should not be confused with the median (what the average taxpayer pays) which was \$576 (net \$346).

The average taxes are represented by:

General purposes	\$337
School purposes	295
Regional district	13
	<u>\$645</u>
Less: Homeowner Grant	232
	<u>\$413</u>

General Purposes Taxes

The general purposes taxes, including Regional District levies amounted to \$60.994 million for 1974, which represents a 10.3% increase over 1973. The average for the single family residences was \$350 which represented an 8.3% over 1973. There was a slight shift in the burden of taxes away from the residential sector onto the commercial sector. This shift was due to new construction and rapid increases in the value of commercial land.

School Taxes

The school taxes levied in 1974 amounted to \$62.977 million, which represented a 29.2% increase over 1973. Of this increase, 22.5% represents increases in budgetary expenditures and 6.7% represents reductions in Provincial contributions. The average for single family residences amounted to \$295, which amounted to a 15% increase over 1973. The increase for the single family residences was reduced below the 29.2% figure because changes in the assessment legislation shifted more of the burden onto the commercial/industrial properties. The reduction occasioned by this shift has a 'once-only' effect and, if there is no further shifting, the residential sector will experience the full impact of cost increases minus (or plus) changes in Provincial contribution.

It will be noted that, while the School Tax Removal and Resource Grant was intended to reduce school taxes on residential units, it only generated \$2.32 million for SFR whereas total school tax increases for SFR amounted to \$2.82 million. Looking at the averages, taxes increased by \$38 while the Grant increased by \$30.

Department Report, November 22, 1974 . . . . . (FINANCE - 2)

Clause No.1 (continued)

Sub-Groups of Single Family Residences

As is demonstrated in Exhibit III, the rate of increase in taxes is different for the various sub-groups of single-family residences. In 1974, the lower valued properties experienced a proportionately slower rate of increase in taxation than did the higher valued ones. The lower valued properties experienced an increase in taxes (net of Home-owner Grant) of 7.1%, whereas the higher valued properties had an increase of 8.9%. This situation runs contrary to the experience of previous years in which the lower valued properties have borne a proportionately higher rate of increase in taxes.

Two factors have been prominent in this reversal of trend. First, the assessed value of improvements increased faster than that of land in 1974. As the lower valued properties have a higher proportion of their total assessed value in land, this has reduced the rate of tax increase for this sub-group. Second, the Home-owner Grant was increased considerably from the last period and at a faster rate than in recent years. This again has a proportionately more beneficial effect on the lower valued properties."

The foregoing report is submitted for Council's  
INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 112

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

November 14, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in No. 1 Committee Room, Third Floor, City Hall on Thursday, November 14, 1974 at 11:25 a.m.

PRESENT: Alderman Bowers (Chairman)  
Aldermen Harcourt and Linnell

ABSENT: Alderman Volrich

COMMITTEE  
CLERK: Marilyn Clark

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RECOMMENDATION:

1. Park Board Responsibility Matrix Study

Vancouver City Council on February 5, 1974, when dealing with the report of the Standing Committee of Council on Finance and Administration dated January 17, 1974, passed the following motion:

"THAT the recommendation of the Committee contained in Clause 2(a) be approved after amending the recommendation to read as follows:

'THAT the sum of \$65,500 be placed in the 1974 Park Board Budget for consultant services on accounting and management systems and on recreation needs;

AND THAT the Board of Administration report back to this Committee on methods of purchasing these services after consulting with the new Park Board Directors of Finance and of Recreation as and when appointed.' "

The Committee had for its consideration this day, a report from the City Manager dated November 12, 1974, and a letter from Peat Marwick and Partners dated November 12, 1974 which described the Responsibility Matrix, the results that could be expected and the timing and costs of such a study.

The City Manager in his report noted that there has been a "Task Force" appointed in connection with the recreation study since the Council resolution of February 5, 1974 and a joint committee of members of Council and the Park Board in connection with the Responsibility Matrix.

Your Committee

RESOLVED,

THAT Peat Marwick and Partners be appointed to carry out the Responsibility Matrix Study for a firm price of \$9,500, their official report to be available to City Council within 6 months, and

RECOMMENDS,

THAT City Council ratify the above action of the Standing Committee of Council on Finance and Administration, and

FURTHER, THAT the Standing Committee of Council on Finance and Administration be appointed to serve as liaison with the appropriate designated members of the Parks Board to give guidance and assistance to Peat Marwick and Partners through this study.

The Committee adjourned at approximately 11:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 7/3



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737  
**II**

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON WATERFRONT AND ENVIRONMENT

November 14, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, November 14, 1974, in the No.1 Committee Room, third floor, City Hall, at approximately 1:40 p.m.

PRESENT: Alderman Pendakur (Chairman)  
Alderman Linnell  
Alderman Massey  
Commissioner DuMoulin

ABSENT: Alderman Gibson

CLERK: M. Cross

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RECOMMENDATION

1. Fraser River Street Ends

The Committee considered a memorandum from the Chairman dated November 12, 1974, containing the following recommendations for developing street ends on the Fraser River waterfront:

- "(1) THAT Elliott Street End and Shaughnessy Street End be developed for public access and family recreation.
- (2) THAT the Director of Planning be instructed to report direct to Council on the costs of implementing Recommendation (1).
- (3) THAT the Director of Planning and the Supervisor of Property and Insurance be instructed to negotiate for walkway easements with property owners in the Fraser River area, particularly when development permit applications are received, and report direct to Council.
- (4) THAT the Director of Planning and Supervisor of Property and Insurance be instructed to contact Northern Building Supplies Ltd. in the context of their current development permit application for a marina and obtain walkway easements along their property.
- (5) THAT the Chairman of the Standing Committee of Council on Waterfront and Environment and the Supervisor of Property and Insurance be authorized to meet with large property owners and pursue acquisition of easements and report direct to Council. "

The Chairman pointed out that his memorandum stated that the Minister of Recreation and Conservation had not yet appointed a Policy Committee to review the terms of reference for the recreation study of the Fraser River. The Minister has now advised that each municipality i.e. Burnaby, Richmond, New Westminster and Vancouver, is to nominate one person to the Policy Committee. A representative of the Greater Vancouver Regional District will also be asked to sit on the Committee.

Commissioner DuMoulin suggested that the Park Board had done an extensive study on street end parks and asked that the Committee obtain a copy prior to making a decision on which street ends should be developed.

cont'd ...

Clause No.1 continued

Mr. Ross McDonald of the Planning Department advised that the Park Board had been kept informed of the work to date. . Agreement had been reached that the street ends would be developed and remain in the custody of the City Engineer with the Park Board maintaining them.

RECOMMENDED

- (a) THAT recommendations 1 and 2 contained in the memorandum from the Chairman dated November 12, 1974, be deferred to the next meeting of the Committee.
- (b) THAT the Director of Planning and the Supervisor of Property and Insurance be instructed to negotiate for walkway easements with property owners in the Fraser River area, particularly when development permit applications are received, and report direct to Council.
- (c) THAT the Director of Planning and Supervisor of Property and Insurance be instructed to contact Northern Building Supplies Ltd. in the context of their current development permit application for a marina and obtain walkway easements along their property.
- (d) THAT the Chairman of the Standing Committee of Council on Waterfront and Environment and the Supervisor of Property and Insurance be authorized to meet with large property owners and pursue acquisition of easements and report direct to Council.
- (e) THAT the Director of Planning be instructed to report to the next meeting of the Committee on the immediate development of all ten street ends for public access.

2. Air Pollution

At the Council meeting on October 29, 1974, the Chairman withdrew the following recommendations of the Standing Committee on Waterfront and Environment:

"THAT the Greater Vancouver Regional District be requested to assume as its responsibility the control of outdoor burning in the various municipalities.

FURTHER THAT in the interim, the City Engineer be requested to co-ordinate the times that outdoor burning is allowed, based on the level of air pollution in the City."

The Director of Legal Services was requested to suggest a wording which would allow him to prepare a by-law amendment relating the ban of outdoor burning to the level of air pollution. The Committee

RECOMMENDED

- (a) THAT the Greater Vancouver Regional District be requested to assume as its responsibility the control of outdoor burning in the various municipalities.
- (b) THAT, in the interim, the Director of Legal Services, in conjunction with the Medical Health Officer, prepare an amendment to the Fire By-law which will have the effect of relating any permission regarding outdoor burning to the level of air pollution existing at the time.

Standing Committee of Council on Waterfront & Environment  
November 14, 1974 . . . . . 3

Clause No.2 continued

- (c) THAT the 1975 Standing Committee on Waterfront & Environment (or an equivalent Committee) be requested to consider a complete ban on outdoor burning.

Mr. T. Nonay of the Planning Department requested permission to add two items to the Agenda. There was no objection from the Committee.

3. Development Permit Application #68443 -  
North Foot of Jervis Street, Air West Airlines

Mr. Nonay advised that Air West Airlines had requested to renew their application for an office, aircraft-landing base, etc., for a further limited period of one year.

RECOMMENDED

- (a) THAT Development Permit Application #68443 to retain an office, aircraft-landing base, etc., be approved for a limited period of one year subject to the following condition:

'The off-street parking and off-street loading facilities are to be maintained including surfacing on this site for this development, in good condition at all times.'

- (b) THAT the Chairman write to Air West Airlines Ltd. advising that the Committee would appreciate whatever action possible to minimize the noise level of aircraft, etc.
- (c) THAT the Chairman invite appropriate officials of the Ministry of Transport to meet with the Standing Committee on Waterfront and Environment to consider the noise factor of landing craft in Burrard Inlet.

4. Development Permit Application #68445 -  
North Foot of Vernon Drive, United Grain Growers Ltd.

Mr. Nonay advised that this application was to erect a 40' x 12' electrical shop and add to the existing office building and workhouse. The addition would be two storeys plus basement measuring 15' x 21'.

RECOMMENDED

THAT Development Permit Application #68445 to erect an electrical shop and add to the existing office building and workhouse be approved.

The meeting adjourned at approximately 2:15 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON CIVIC DEVELOPMENT



NOVEMBER 14, 1974

A meeting of the Standing Committee on Civic Development was held on Thursday, November 14, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room.

PRESENT: Alderman Hardwick (Chairman)  
Aldermen Bowers, Massey and Pendakur

CLERK: G. Barden

INFORMATION

1. West End Zoning

The Committee had for consideration a letter dated October 30, 1974 from the Director of Legal Services dealing with West End Zoning and the question of Charter Amendments should Council approve the Development Permit Hearing Board and the discretionary process.

The Committee noted that they would be dealing with the question of procedures for administration, control and regulation on December 5, 1974 and it was

RESOLVED

THAT the matter be dealt with on December 5, 1974 when dealing with the question of procedures.

RECOMMENDATION

2. Proposals for Public Information  
Programme - Downtown Plan

The Committee considered a report dated November 7, 1974 prepared by the Director of Planning outlining "Proposals for Public Information Programme - Downtown Plan". Briefly the programme would comprise:

a) Presentations to groups and associations using slides and brochures.	<u>Cost estimate</u>	\$4,500
b) Presentations to the general public using slides, brochures and limited graphic display	<u>Cost estimate</u>	2,800
c) Regular Community T.V. program ("Plan Van")	<u>Cost estimate</u>	-
d) The use of film and T.V. as an educational media with particular involvement of high school students	<u>Cost estimate</u>	8,500
e) The use of newspaper displays as a mass communication media.	<u>Cost estimate</u>	9,650
Total estimated cost, public information program:		<u>\$25,450</u>

Clause No. 2 (cont'd)

Considerable discussion ensued on the proposed information programme. The Committee requested a further report on development of ideas for items (d) and (e). It was noted that item (c) would depend upon proceeding with item (d). It was

## RECOMMENDED

Considerable discussion ensued on the proposed information programme. The Committee requested a further report on development of ideas for items (d) and (e). It was noted that item (c) would depend upon proceeding with item (d). It was

## RECOMMENDED

- (i) THAT the following items including cost estimates be approved:
- a) Presentations to groups and associations using slides and brochures
- |                      |         |
|----------------------|---------|
| <u>Cost estimate</u> | \$4,500 |
|----------------------|---------|
- b) Presentations to the general public using slides, brochures and limited graphic display
- |                      |       |
|----------------------|-------|
| <u>Cost estimate</u> | 2,800 |
|----------------------|-------|
- (ii) THAT the following items be referred to staff for further report on objectives and details:
- d) The use of film and T.V. as an educational media with particular involvement of high school students
- |                      |       |
|----------------------|-------|
| <u>Cost estimate</u> | 8,500 |
|----------------------|-------|
- e) The use of newspaper displays as a mass communication media
- |                      |       |
|----------------------|-------|
| <u>Cost estimate</u> | 9,650 |
|----------------------|-------|
- (iii) THAT funds of up to \$1,000 be approved for preparation of a 'storyboard' for item (d);

### 3. Vancouver Heritage Advisory Committee

The Committee had for consideration an extract from the Minutes of the Vancouver Heritage Advisory Committee meeting of October 21, 1974 when the V.H.A.C. passed the following motion re designation of interiors of buildings for historic preservation:

"THAT City Council be requested to seek power to protect interiors of buildings."

The Committee felt considerable study of all implications of such designation for historic preservation should be undertaken and it was

## RECOMMENDED

THAT the extract and motion from the Minutes of the Vancouver Heritage Advisory Committee be received for information.

The Committee also had for consideration an extract from the Minutes of the Vancouver Heritage Advisory Committee meeting of October 21, 1974 dealing with continuation of consideration of the List of Buildings for Designation. The V.H.A.C. passed the following motions at that time:

- "A. THAT Gastown and Chinatown historical areas, under amended HA-1 and HA-2 zoning, be included as areas being recommended as appropriate for heritage designation.
- B. THAT the designation of the following six buildings be amended to include the following aspects of each building:

Court House                      800 West Georgia Street  
- exterior and rotunda

cont'd . . . .

Clause No. 3 (cont'd)

- Angus Apartments 1531 Davie Street  
- Mansion, grounds and Coach House
- C.P.R. Station 601 Cordova Street  
- exterior and concourse
- Orpheum Theatre 884 Granville Street  
- interior and entrance on Granville St.
- Old Federal Building 715 Hastings Street  
- exterior, including Granville Street
- Rear House 2nd Ave. & Trimble St.  
- exterior, grounds, entrance hall, staircase  
hall and staircase "

Following discussion, it was

## RECOMMENDED

- (i) THAT City Council be requested to submit motion (A) at the December 5, 1974 public meeting on this matter;
- (ii) THAT motion (B) be submitted to City Council for information at the time of the public meeting.

#### 4. Proposed Office and Commercial Development

The Committee considered a letter dated November 8, 1974 from Bain, Burroughs, Hanson, Raimet, Architects, regarding a proposed office and commercial development between Robson and Alberni Streets and Jervis and Broughton Streets for Adams Properties Ltd.

Mr. Hanson presented two models of the proposed development which would require obtaining a portion of the lane north of Robson Street between Jervis and Broughton Streets and consolidation of the two parcels. The Architect requested a policy decision by Council on the provision of social and physical amenities to the development in relationship to floor space ratio. They proposed to include a live theatre and day care centre in the project and would hope thereby to achieve a higher floor space ratio. The developer has suggested he would retain on the site an old three-storey residential building and a very large old tree which are both aesthetically pleasing. The Architect also requested guidance on off-street parking requirements in relationship to building grades and floor space ratio.

The Committee was concerned that a precedent would be set whereby developers would expect to receive a bonus floor space ratio if public purpose facilities were included in their developments. These facilities would be needed in some areas, not in others.

The Director of Planning was concerned about pressure on the developers to provide public purpose facilities in their development. Following further discussion, it was

## RECOMMENDED

- (i) THAT where a project provides a public service facility at the request of the City, the floor space used by that facility shall not be included in the total calculation of the floor space ratio for the project; implementation of this proposed bonusing to be at the discretion of the Director of Planning

(Alderman Pendakur is recorded as being opposed to the foregoing recommendation.)

Clause No. 4 (cont'd)

- (ii) THAT City Council request the Technical Planning Board to allow an increase in the total floor space ratio for the development equal to the amount occupied by the existing three-storey building on the site, subject to the building being used for residential purposes;
- (iii) THAT Council approve in principle consolidation of the site, subject to sale of the portion of the lane requested being carried out under normal procedures;
- (iv) THAT the Director of Planning and the Director of Social Planning submit a joint report to the Committee on the feasibility of including the live theatre and day care centre in this specific project;
- (v) THAT the Director of Planning prepare an amendment to the Zoning and Development By-law to take into account local grade conditions when dealing with parking and floor space ratio.

5. Economic Study Report

The Downtown Study Group distributed copies of their report on this matter at the meeting. It was

RECOMMENDED

THAT the report be received and the matter placed on the next agenda.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 7/5

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IV

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON  
FINANCE AND ADMINISTRATION & HOUSING

NOVEMBER 14, 1974

A joint meeting of the Standing Committees of Council on Finance and Administration and Housing was held in No. 1 Committee Room, Third Floor, City Hall on Thursday, November 14, 1974 at 9:00 a.m.

PRESENT: Alderman Bowers (Chairman)  
Aldermen Harcourt, Linnell, Massey and  
Volrich.

ABSENT: Alderman Rankin

COMMITTEE  
CLERK: Marilyn Clark

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RECOMMENDATION

1. Policy for City's Aid and/or Subsidies to Non-Profit  
Organizations

Council, on October 29, 1974, passed the following motion:

"THAT the City's present policy with respect to making City-owned lands available to non-profit organizations at market value be referred to the Standing Committee on Finance and Administration for review:

FURTHER THAT the Standing Committee on Finance and Administration give consideration to a new City policy with respect to making City-owned land available, either at less than market price, or by means of a subsidy, and that this policy be extended to sponsors of Senior Citizens and other Social Housing, Community, Cultural and Recreation facilities."

A) City's Subsidies for Non-Profit Housing

The Committees had for their consideration a memorandum from Alderman Bowers dated November 6, 1974 in regard to City subsidies for Non-Profit Housing; a memorandum from Alderman Harcourt dated November 13, 1974 in regard to land policies for Non-Profit Housing; and notes from the Director of Finance entitled "Potential Policies for Housing Property Fund".

There are , it was emphasized, some very broad policy decisions which must be made in the area of aid to Non-Profit Housing. At the moment the City has a certain amount of land that is suitable for housing. Generally, the Committee members indicated the assumption that the land is in the City's care as a trust for future generations of Vancouver residents, and therefore, the land stock should be maintained, not decreased.

City owned land could be made available at below market price for non-market housing. The Director of Finance indicated that there are other alternatives, however, to selling land below market value if the land is to be sold and he gave the example of selling with a percentage of the costs down and the balance deferred for a number of years.

Council has a deliberate policy of helping Non-Profit Groups and Cooperatives get a start in the housing market. It was agreed that assistance is needed both for cooperative housing for middle or low income families and for social housing subsidized by private agencies and/or by senior governments.

Cont'd.....



Standing Committee of Council on  
Finance and Administration & Housing  
November 14, 1974 . . . . . 2  
Clause 1 Continued

To sell City owned land at below market price decreases the supply of such land. The Committee members agreed that leasing land is preferable. When leasing land for non-market housing, it would be at a payment rate which would make payments very modest in the beginning and escalate later on, never increasing more than the inflation rate, therefore, the terms would be such that they could be affordable and the return to the City would never be more than the market value. However, the concern was that senior governments may not subsidize such developments.

Members were in agreement to most of the points in the memorandum from Alderman Bowers which stated that assistance should be in the form of grants or loans and not in the form of selling city owned land below market price. The assistance should be only in cases of demonstrated and urgent need and not in the form of a routine grant of so much per unit. Where assistance is required it should be not in the form of a grant but in the form of an interest bearing loan, with special repayment terms appropriate to the financial means of the residents.

The notes from the Director of Finance (circulated) were considered in which he explained generally the purpose of a Property Endowment Fund and more specifically the Housing Property Fund, a subsidiary of the former.

- After considerable discussion the Committees,
- RECOMMEND,
- THAT the concept of a Property Endowment Fund be approved in principle and the City Manager be requested to consider the report of the Director of Finance and bring recommendations back to City Council on the operation of the property endowment fund and the mechanism for setting up such a fund;
  - THAT the memoranda from Alderman Bowers dated November 6, 1974 and Alderman Harcourt dated November 13, 1974, and the notes from the Director of Finance dated November 14, 1974 on Potential Policies for Housing Property Fund, be received;
  - THAT Council endorse the principle of leasing land for non-market housing with financial arrangements being such that it is economically feasible for the project to get under way;
  - AND FURTHER THAT this Council urge the senior level of Government to fund such projects on leased land; and
  - THAT the Chairmen of the Standing Committees of Council on Housing and Finance & Administration meet immediately with representatives of the Federal and Provincial housing authorities to discuss this request.

B) Policy for City's Aid to Private Organizations for Cultural and Recreational Facilities.

The Committees had for their consideration a memo from Alderman Bowers, Chairman of the Finance Committee, dated October 14, 1974 in which he outlined a proposed policy in regard to the City aiding Non-Profit organizations in constructing community and/or cultural facilities. In that memo Alderman Bowers indicated there are times when it is in the City's interest to provide such aid. Some projects which the City might otherwise have to provide for out of its own resources cannot proceed without city assistance. It is then to the City's advantage to cooperate with the private group.

\* \* \* \* \*

At this point in the meeting Alderman Volrich left.

\* \* \* \* \*

Clause 1 Cont'd

Alderman Bowers suggested a number of criteria for eligibility for capital contributions from the City.

The Committees made amendments to the criteria as suggested by Alderman Bowers and

RECOMMEND

THAT the following criteria and procedures be adopted by this Council and be recommended to future Councils as guidelines when dealing with applications for assistance with capital projects from private organizations for cultural and recreational facilities:

a. Criteria for Eligibility for Capital Contributions from the City

- i) The facility must be operated by a non-profit society.
- ii) It must provide for activities normally financed or assisted by the city (eg., through Parks & Recreation, Civic Auditorium Board, Art Gallery, etc.)
- iii) It must provide facilities for which there is a need at that time and in that locality, as assessed by the Park Board or other appropriate civic body.
- iv) It must provide access to its facilities to all Vancouver residents without discrimination.
- v) Access to activities should not require an initiation fee, nor a membership fee larger than those charged by community centres - but activity fees may be charged to recover costs.
- vi) Except for possible tax exemptions or grants in lieu of taxes the facilities should require no operating subsidies from the city.
- vii) The capital costs must be judged reasonable by the city.
- viii) The sponsoring society must demonstrate that it has secured other methods of fund raising and cannot proceed without city aid.

b. Grants for Eligible Facilities:

- i) Any application which fully meets all the above criteria is eligible for city contribution.
- ii) For applications which do not meet some of the criteria the Finance and Administration Committee may recommend a lesser contribution.
- iii) The city contribution may be in the form of land or buildings or construction or a cash grant, or any combination thereof, and the total value shall be realistically appraised.
- iv) The city shall have adequate protection in case of abandonment of the project.
- v) Even if an application is eligible for assistance from the City there is no guarantee that that assistance will be provided. Each project requires a Council resolution with an affirmative vote by the required majority. Council must bear in mind the availability of funds and the priorities for any such funds.

Standing Committee of Council on  
Finance and Administration & Housing  
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At this point in the meeting the Committees recessed briefly so that the Standing Committee on Finance, scheduled to meet at 11:00 a.m. this day, would deal with one item - Park Board Responsibility Matrix Study. That meeting of the Finance Committee is reported separately.

\* \* \* \* \*

During discussion of the following Clause Alderman Massey left the meeting.

\* \* \* \* \*

## 2. Housing Development Corporation

Council on October 1, 1974, when dealing with a report of the Standing Committee of Council on Housing dated September 24, 1974, passed the following motion:

'THAT Council approve in principle the establishment of a Housing Development Corporation and refer the subject matter to the City Manager for full report to Council through the Housing Committee.'

The Committees had for their consideration a report from the City Manager dated November 7, 1974 (circulated).

This report presented some of the background for agencies providing non-market housing in the City of Vancouver, examined briefly the shortage of housing and considered how the city would produce housing. It presented 3 options for the Committees' consideration:

- i. A Program Manager who would operate as a coordinator and expediter.
- ii. A Housing Development Group comparable to the False Creek Development Consultant Group.
- iii. Housing Department.

Following discussion it was,

### RECOMMENDED

THAT the City Manager hire a Director of Housing, on a contractual or salary basis, this person to be reportable to Council through the City Manager and to report to Council within 3 months of the commencement of his employment with the City of Vancouver on his proposed program and the form of his organization, and

FURTHER, that the Director of Legal Services incorporate a non-profit housing corporation or society, whichever is appropriate, as outlined in the report of the City Manager dated November 7, 1974.

The Committees adjourned at approximately 12:00 noon

\*\*\* As there was no quorum present during consideration of Clause 2 above, it is submitted by Aldermen Bowers, Harcourt, and Linnell for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 716.